



GRASSROOTS
REALTY GROUP

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**13 Fern Crescent
Sylvan Lake, Alberta**

MLS # A2329956



\$799,900

Division:	Fox Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,160 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached, Triple Garage Detached		
Lot Size:	0.36 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Gazebo

Here's a rare opportunity to purchase a massive 2 story home on one of the largest residential lots with a 30'x30' detached heated shop in Sylvan Lake, AB. This ICF constructed home features a chef inspired kitchen with granite counter tops, stainless steel appliances and an island. Large family/flex room, a living room with a gas fireplace, and a 3pce bathroom with a granite counter top on the main level. 4 large bedrooms on the upper level along with a laundry room, family room and a 5 piece bathroom with a quartz counter top. The primary bedroom features a 5 pce ensuite with a quartz counter top, jacuzzi tub and its own private balcony. This home has over 3160 sqft of developed living space above ground and another 1480 plus sqft of undeveloped basement area. The attached garage has a radiant natural gas heater. Outside you'll be the envy of the neighborhood with a landscaped 15,517 sqft lot with back lane access. Fenced backyard, back deck, a cement pad surrounding the fire pit, Gazebo, many shrubs and mature trees. The 30'x30' heated detached shop has an engineered concrete slab to accommodate a vehicle hoist if required. 16' wide x 10' high shop door. This shop has plenty of space for your projects. There's an 18 hole golf course behind the home and across the road. Sylvan Lake has plenty of amenities, schools and its own Urgent care facility.